

HUNTERS[®]

HERE TO GET *you* THERE



Flat 9 Ashgrove 43 The Village

Haxby, York, YO32 2HY

Asking Price £110,000



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Communal Areas

Enter the building via secure Entryphone System and proceed along ground floor hallway. The apartment is situated at the rear of the development near to the rear car park access point. There is a residents lounge and laundry facilities on site.

Hall

9'11" x 3'2" (3.02m x 0.97m)

Hall with pair of fitted cupboards ideal for coats and shoes with the other housing the hot water cylinder

Living Diner

17'9" x 10'1" (5.41m x 3.07m)

Room centered upon an electric fire with UPVC double glazed window to the rear southerly aspect offering a light and airy feel. There is an electric storage heater and curtained access to the kitchen area

Kitchen

7'8" x 6'7" (2.34m x 2.01m)

Kitchen featuring a range of fitted wall and base units with a one and a half sink drainer, electric oven, 4 ring electric hob, space for washing machine, space for over counter eye level fridge

Bedroom

11'11" x 9'0" (plus robes) (3.63m x 2.74m (plus robes))

The room benefits again from a rear southerly aspect with UPVC double glazed window and an electric storage heater. There is a pair of built in wardrobes and an additional fitted wardrobe as well

Shower Room

7'3" x 5'3" (2.21m x 1.60m)

Corner shower cubicle with plumbed in shower, basin, close coupled wc, extractor fan and wall mounted fan heater

Communal Benefits

The property has a laundry room and enclosed courtyard garden for residents to enjoy. There is an on-site part-time manager working in the development and emergency cords to alert remote warden assistance via Appello Careline. There is some car parking available at the rear of the development but it is allocated and limited so check with the manager for current availability.

Lease and Council Tax

We have been advised that the ground rent is £60.76 per annum and the annual service charge for the next financial year is £3,240.46 per annum from September 2022 to August 2023 payable 6 monthly in September and March. The lease has a further 90 years approximately left to run expiring 30/07/2112 City of York Council have this property listed in Band A which is £1263.59 per annum from April 2022 to April 2023

EPC Ratings

The property has a current Energy Efficiency Rating of 77 (C) with a potential of 82 (B)

Development Management

The Ashgrove Development has the benefit of an on-site part-time manager whose role is to manage the day to day running of the development. The manager is not a care provider and this is an assisted living development. There is also a 24hr Appello Call line and alarm to alert and assist with help.

Tel: 01904 750555



Road Map



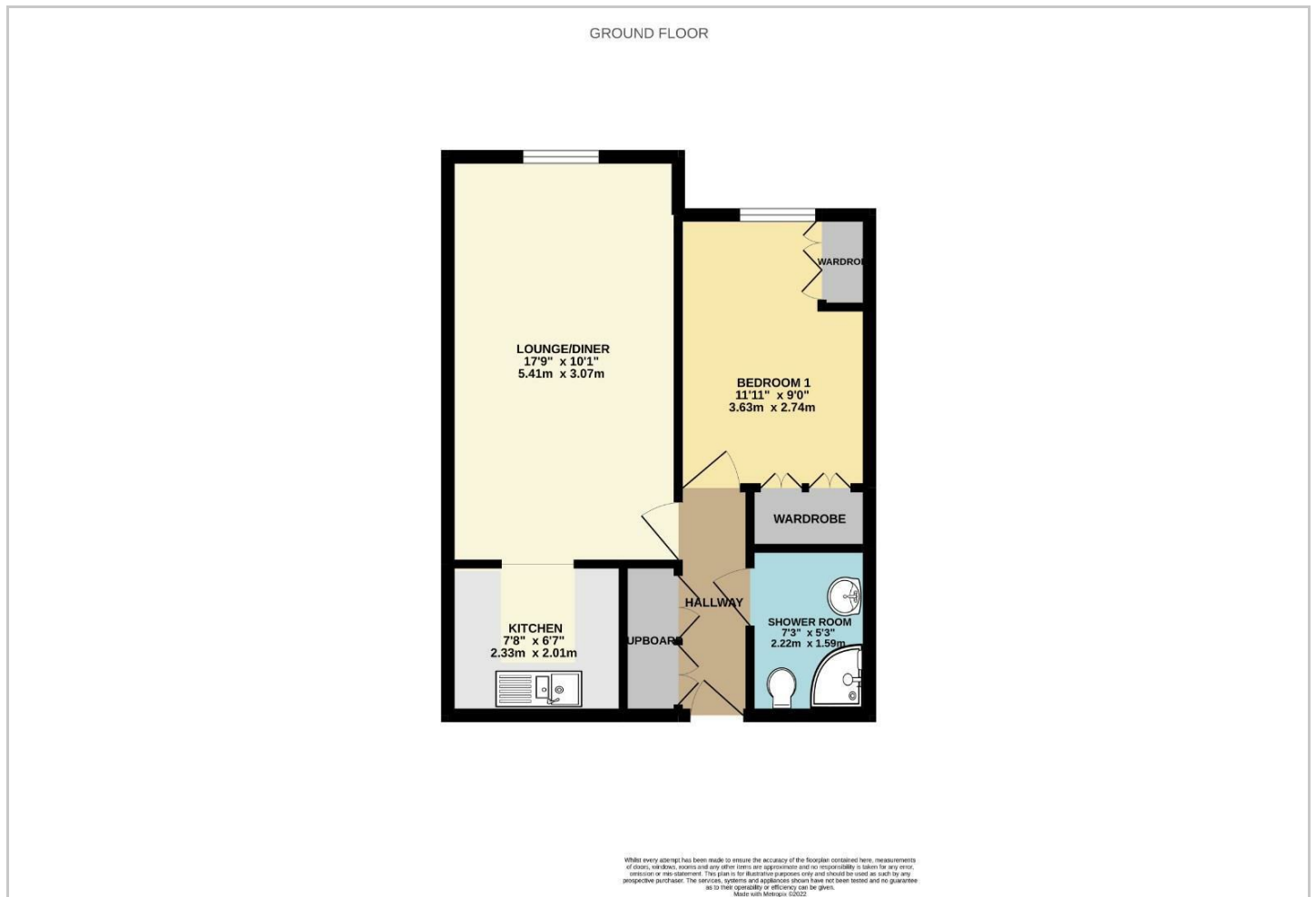
Hybrid Map



Terrain Map



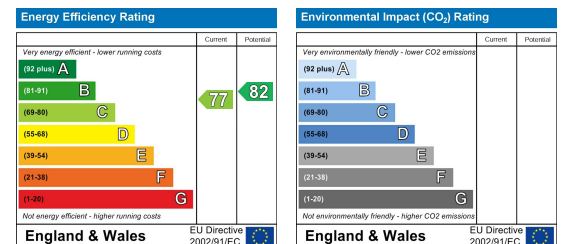
Floor Plan



Viewing

Please contact our Hunters Haxby Office on 01904 750555 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.